

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

August 23, 2001

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

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COMMISSIONERS

CRAIG GALATI, CHAIRMAN

RICHARD W. TRUESDELL, VICE CHAIRMAN

MICHAEL BUCKLEY

STEVEN EVANS

BYRON GOYNES

LAURA McSWAIN

STEPHEN QUINN

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the July 26, 2001 Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

- A-1. ABEYANCE - A-0045-01(A) - GLEN HICKEY - Petition to Annex 0.5 acres of property generally located on the south side of Haley Avenue, approximately 160 feet west of Tenaya Way (APN: 125-22-203-002), Ward 6 (Mack).
- A-2. TM-0028-01 - CONCORDIA @ LONE MOUNTAIN WEST UNIT 4 - CONCORDIA HOMES OF NEVADA - Request for a Tentative Map for 47 lots on the southwest corner of Cliff Shadows Parkway and Stange Avenue, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
- A-3. TM-0029-01 - MOUNTAIN SPA - MOUNTAIN SPA RESORT DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Tentative Map for 20 lots on 497.75 acres generally located north of Grand Teton Drive, west of Rainbow Boulevard, R-PD3 (Residential Planned Development – 3 Units Per Acre) and C-1 (Limited Commercial) Zones, Ward 6 (Mack).
- A-4. A-0053-01(A) - MARK SHARP, ET AL - Petition to Annex 5.08 acres of property generally located on the south side of Farm Road, 670 feet east of Grand Canyon Drive (APN: 125-18-701-003), Ward 6 (Mack).
- A-5. A-0054-01(A) - UNIFIED CREDIT EQUIVALENT TRUST - Petition to Annex 20.00 acres of property generally located on the northeast corner of Jones Boulevard and Horse Drive (APN: 125-12-202-001), Ward 6 (Mack).
- A-6. A-0055-01(A) - REGINALD D. & ALFRIEDA S. SCOTT - Petition to Annex 5.00 acres of property generally located on the north side of Deer Springs Way, approximately 660 feet west of Fort Apache Road (APN: 125-16-601-015), Ward 6 (Mack).
- A-7. A-0056-01(A) - PARDEE CONSTRUCTION COMPANY - Petition to Annex 2.50 acres of property generally located on the south side of Elkhorn Road, approximately 700 feet east of Grand Canyon Drive (APN: 125-19-501-003), Ward 6 (Mack).

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- A-8. A-0057-01(A) - PERMA-BILT - Petition to Annex 5.00 acres of property generally located on the north side of Severance Lane, approximately 330 feet west of Tee Pee Lane (APN: 125-18-701-007 and 008), Ward 6 (Mack).

B. PUBLIC HEARING ITEMS:

- B-1. ABEYANCE - RENOTIFICATION - GPA-0033-99 - NADER-NOOROZIAN - Request to Amend a portion of the West Las Vegas Plan FROM: P (Park/School) TO: SC (Service Commercial) on 0.27 acres on the southwest corner of Owens Avenue and "H" Street (APN: 139-27-110-001 and 004), Ward 5 (Weekly).
- B-2. ABEYANCE - GPA-0027-01 - ARC INVESTMENTS, INC. - Request to Amend a portion of the West Las Vegas Plan FROM: M (Medium Density Residential) TO: SC (Service Commercial) on 0.15 acres on the east side of "F" Street adjacent to Interstate-15 (APN: 139-27-310-056), Ward 5 (Weekly).
- B-3. ABEYANCE - Z-0046-01 - ARC INVESTMENTS, INC. - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-1 (Limited Commercial) on 0.15 acres on the east side of "F" Street adjacent to Interstate-15 (APN: 139-27-310-056), Ward 5 (Weekly).
- B-4. ABEYANCE - RENOTIFICATION - Z-0054-01 - CITY OF LAS VEGAS - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation], U (Undeveloped) under Resolution of Intent to C-V (Civic), and U (Undeveloped) [PF (Public Facility) General Plan Designation] TO: C-V (Civic) on the northwest corner of the intersection of Buffalo Drive and Rome Boulevard (APN: 125-21-501-002, 125-21-601-002, and 125-21-701-005), PROPOSED USE: PARK, Ward 6 (Mack).
- B-5. ABEYANCE - RENOTIFICATION - Z-0054-01(1) - CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED PARK, LIBRARY, LEISURE SERVICES CENTER AND NEIGHBORHOOD PARK on 97.5 acres on the northwest corner of the intersection of Buffalo Drive and Rome Boulevard (APN: 125-21-501-002, 125-21-601-002 and 125-21-701-005), Ward 6 (Mack).
- B-6. ABEYANCE - Z-0047-01 - TORREY PINES TRUST ON BEHALF OF R.L. HOMES, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development - 5 Units Per Acre) on 8.58 acres on the southeast corner of the intersection of Torrey Pines Drive and La Madre Way (APN: 125-35-801-001), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack).

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- B-7. ABEYANCE - Z-0047-01(1) - TORREY PINES TRUST ON BEHALF OF R.L. HOMES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 47-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 8.58 acres on the southeast corner of the intersection of Torrey Pines Drive and La Madre Way (APN: 125-35-801-001), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).
- B-8. ABEYANCE - Z-0050-01 - SHEARING FAMILY TRUST, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on approximately 52.5 acres on the northeast corner of the intersection of Alexander Road and Fort Apache Road (APN: 138-05-301-034, 138-05-401-001, 003, 004, 005, 006, 012, 013, 014, 015, 019, 020, 021, 022, 024, 025, 026, 027, and 028), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 4 (Brown).
- B-9. ABEYANCE - V-0055-01 - SHEARING FAMILY TRUST, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Variance TO ALLOW 0.88 ACRES OF OPEN SPACE WHERE 1.78 ACRES OF OPEN SPACE IS THE MINIMUM ALLOWED on the northeast corner of the intersection of Alexander Road and Fort Apache Road (APN: 138-05-301-034, 138-05-401-001, 003, 004, 005, 006, 012, 013, 014, 015, 019, 020, 021, 022, 024, 025, 026, 027, and 028), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 4 (Brown).
- B-10. ABEYANCE - Z-0050-01(1) - SHEARING FAMILY TRUST, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Site Development Plan Review FOR A PROPOSED 105-LOT SINGLE-FAMILY SUBDIVISION on approximately 52.5 acres on the northeast corner of the intersection of Alexander Road and Fort Apache Road (APN: 138-05-301-034, 138-05-401-001, 003, 004, 005, 006, 012, 013, 014, 015, 019, 020, 021, 022, 024, 025, 026, 027, and 028), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 4 (Brown).
- B-11. ABEYANCE - Z-0033-01 - PARDEE CONSTRUCTION COMPANY NEVADA - Request for a Rezoning FROM: U (Undeveloped) [ML-EXP (Medium-Low) General Plan Designation] TO: R-1 (Single Family Residence) on 2.04 acres on the north side of the Farm Road alignment approximately 330 feet west of the Tee Pee Lane alignment (APN: 125-18-601-008); and FROM: U (Undeveloped) [L-TC (Low Residential) General Plan Designation] TO: R-1 (Single Family Residence) on 17.49 acres on the west side of the Tee Pee Lane alignment between the Farm Road alignment on the north and approximately 660 feet north of the Dorrell Road alignment on the south (APN: 125-18-701-004, 010, 011, 125-18-801-012, and 125-19-501-005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack).

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- B-12. ABEYANCE - U-0045-01 - LIA ARNOLD ROBERTS TRUST ON BEHALF OF SAINT GEORGE ROMANIAN ORTHODOX CHURCH - Request for a Special Use Permit and Site Development Plan Review FOR A PROPOSED 6,000 SQUARE FOOT CHURCH WITH A 7,000 SQUARE FOOT RECREATION HALL on 2.62 acres located on the east side of Redrock Street, approximately 330 feet north of Del Rey Avenue (APN: 163-01-102-010), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], Ward 1 (M. McDonald).
- B-13. ABEYANCE - RENOTIFICATION - U-0103-01 - JOSEPH ROBERTS REVOCABLE FAMILY TRUST, ET AL ON BEHALF OF SUN NAM YI - Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING MARKET at 650 North Eastern Avenue (APN: 139-25-407-002), C-2 (General Commercial) Zone, Ward 3 (Reese).
- B-14. Z-0016-98(17) - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA, INC. - Request for a Major Modification to amend sections of the Iron Mountain Ranch Residential Planned Development Master Plan, in the area roughly bounded by Whispering Sands Drive to the south, Decatur Boulevard to the east, Iron Mountain Road to the north and Jones Boulevard to the west (APN: Multiple), Ward 6 (Mack).
- B-15. Z-0059-01 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA, INC. - Request for a Rezoning FROM: R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) and R-PD5 (Residential Planned Development - 5 Units Per Acre) TO: R-PD4 (Residential Planned Development - 4 Units Per Acre) and R-PD7 (Residential Planned Development - 7 Units Per Acre) on approximately 120 acres at the southwest corner of Iron Mountain Road and Decatur Boulevard (APN: 125-12-101-006, 125-12-501-001, and 125-12-603-001), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack).
- B-16. Z-0059-01(1) - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA INC - Request for a Site Development Plan Review FOR A PROPOSED 260-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on approximately 40 acres at the southwest corner of Brent Lane and Decatur Boulevard (APN: 125-12-603-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre)], Ward 6 (Mack).
- B-17. Z-0059-01(2) - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA, INC. - Request for a Site Development Plan Review FOR A 260 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on approximately 39 acres on northeast corner of Brent Lane and Bradley Road (APN: 125-12-501-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre) [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre)], Ward 6 (Mack).

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- B-18. Z-0059-01(3) - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA, INC. - Request for a Site Development Plan Review FOR A 173-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on approximately 40 acres on the southwest corner of Iron Mountain Road and Bradley Road (APN: 125-12-101-006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre)], Ward 6 (Mack).
- B-19. Z-0016-98(13) - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA, INC. - Request for a Site Development Plan Review FOR A 135-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on approximately 40 acres located at the northwest corner of Horse Drive and Bradley Road (APN: 125-12-202-002), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
- B-20. Z-0016-98(18) - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME NEVADA, INC. - Request for a Review of Condition #2 REGARDING THE NUMBER OF MAXIMUM UNITS; CONDITION #10 REGARDING TIMING OF COMPLETION OF PERIMETER BLOCK WALLS; CONDITION #11 REGARDING THE CONSTRUCTION OF CITY PARK FACILITIES IN LIEU OF REQUIRED OPEN SPACE; CONDITION #51 REGARDING THE PRECEDENCE OF CITY CODE OVER THE IRON MOUNTAIN RANCH MASTER PLAN; AND TO AMEND ALL REFERENCES TO HOMEOWNER'S ASSOCIATION TO LANDSCAPE MAINTENANCE ASSOCIATION in the area roughly bounded by Whispering Sands Drive to the south, Decatur Boulevard to the east, Iron Mountain Road to the north and Jones Boulevard to the west (APN: Multiple), Ward 6 (Mack).
- B-21. VAC-0025-01 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Petition to vacate portions of public rights-of-way generally located west of Decatur Boulevard, between Grand Teton Road and Iron Mountain Road, Ward 6 (Mack).
- B-22. Z-0058-01 - WESTVIEW, LIMITED LIABILITY COMPANY ON BEHALF OF R/S DEVELOPMENT - Request for a Rezoning FROM: U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) and R-PD5 (Residential Planned Development - 5 Units Per Acre) on approximately 20 acres on the southwest corner of Wittig Avenue and the Tee Pee Lane Alignment (APN: 125-19-501-011, 012, 013, 014, 125-19-601-002 and 003), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

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- B-23. Z-0058-01(1) - WESTVIEW, LIMITED LIABILITY COMPANY ON BEHALF OF R/S DEVELOPMENT - Request for a Site Development Plan Review FOR A PROPOSED 100-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on approximately 20 acres at the southwest corner of Wittig Avenue and the Tee Pee Lane Alignment (APN: 125-19-501-011, 012, 013, 014, 125-19-601-002 and 003), U (Undeveloped) Zone [R (Rural Density Residential) and L (Low Density Residential) General Plan Designations] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) and R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).
- B-24. Z-0060-01 - CHETAK DEVELOPMENT - Request for a Rezoning FROM: C-1 (Limited Commercial) TO: C-2 (General Commercial) Zone on approximately 2.36 acres on the northwest corner of Sahara Avenue and Paradise Road (APN: 162-03-411-009, 010, and 011), PROPOSED USE: TATTOO PARLOR, Ward 3 (Reese).
- B-25. U-0114-01 - CHETAK DEVELOPMENT - Request for a Special Use Permit FOR A TATTOO PARLOR at 2206 Paradise Road (APN: 162-03-411-009), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial)], Ward 3 (Reese).
- B-26. V-0061-01 - THE SALVATION ARMY - Request for a Variance TO ALLOW A ZERO FOOT SIDE SETBACK WHERE TEN FEET IS THE MINIMUM SETBACK ALLOWED FOR PROPOSED DORMITORY BUILDING at 35 West Owens Avenue (APN: 139-27-502-002), M (Industrial) Zone, Ward 5 (Weekly).
- B-27. SD-0051-01 - THE SALVATION ARMY - Request for a Site Development Plan Review FOR A PROPOSED 39,180 SQUARE FOOT DORMITORY, A 3,120 SQUARE FOOT CHAPEL AND FOR A REDUCTION OF THE REQUIRED PERIMETER LANDSCAPING REQUIREMENTS on 5.44 acres at 35 West Owens Avenue (APN: 139-27-502-002), M (Industrial) Zone, Ward 5 (Weekly).
- B-28. V-0063-01 - TRIUMPH PROPERTIES, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW A PERIMETER BLOCK WALL AND SECURITY GATES TO A HEIGHT OF TEN FEET WHERE SIX FEET IS THE MAXIMUM HEIGHT ALLOWED at 751 North Tenaya Way (APN: 138-27-311-041), R-PD16 (Residential Planned Development - 16 Units Per Acre), Ward 2 (L.B. McDonald).
- B-29. U-0059-96(1) - DENNIS A. PERRI, ET AL ON BEHALF OF ELLER OUTDOOR ADVERTISING COMPANY - Required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign to replace an existing 12 foot x 24 foot off-premise advertising (billboard) sign on the west side of Rancho Drive, approximately 75 feet north of Jones Boulevard (APN: 138-11-502-003), C-2 (General Commercial) Zone, Ward 6 (Mack).

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- B-30.** **U-0082-99(1) - JERRY KAUFMAN ON BEHALF OF JON FOSTER** - Required Two Year Review on an approved Special Use Permit which allowed a Bail Bond Service at 605 South Casino Center Boulevard (APN: 139-34-311-059), C-2 (General Commercial) Zone, Ward 3 (Reese).
- B-31.** **U-0115-01 - ROSE WHITESIDE LIVING TRUST ON BEHALF OF STEVEN GIBSON** - Request for a Special Use Permit FOR A PROPOSED SECOND-HAND DEALER at 625 Las Vegas Boulevard South (APN: 139-34-410-182), C-2 (General Commercial) Zone, Ward 5 (Weekly).
- B-32.** **U-0116-01 - RONALD AND JUDITH VITTO, ET AL** - Request for a Special Use Permit FOR A PROPOSED 396-UNIT RESIDENCE HOTEL at 4339 North Rancho Road (APN: 138-02-701-009), C-2 (General Commercial) and R-E (Residence Estates) Zones under Resolution of Intent to C-2 (General Commercial), Ward 6 (Mack).
- B-33.** **Z-0137-94(4) - RONALD AND JUDITH VITTO, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 396-UNIT RESIDENCE HOTEL at 4339 North Rancho Road (APN: 138-02-701-009), C-2 (General Commercial) and R-E (Residence Estates) Zones under Resolution of Intent to C-2 (General Commercial), Ward 6 (Mack).
- B-34.** **U-0117-01 - WORLD ENTERTAINMENT CENTERS, LIMITED LIABILITY COMPANY ON BEHALF OF BOLA I, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED 2,162 SQUARE FOOT TAVERN (LA SALSA) IN CONJUNCTION WITH NEONOPOLIS on the northwest corner of Fremont Street and Las Vegas Boulevard (APN: 139-34-513-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).
- B-35.** **U-0118-01 - AMERCO REAL ESTATE COMPANY ON BEHALF OF JOSE MEYER** - Request for a Special Use Permit FOR A MINOR AUTO REPAIR GARAGE located approximately 460 feet south of Jones Boulevard and Rancho Drive (APN: 138-12-101-005), C-2 (General Commercial) Zone, Ward 6 (Mack).
- B-36.** **SD-0049-01 - AMERCO REAL ESTATE COMPANY ON BEHALF OF JOSE MEYER** - Request for a Site Development Plan Review FOR A PROPOSED 24,675 SQUARE FOOT MINOR AUTOMOTIVE REPAIR FACILITY on 2.10 acres located approximately 460 feet south of the intersection of Jones Boulevard and Rancho Drive (APN: 138-12-101-005), C-2 (General Commercial) Zone, Ward 6 (Mack).

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- B-37. Z-0095-98(5) - CONQUISTADOR PLAZA, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Waiver to the one-story height limitation FOR A PROPOSED 65,700 SQUARE FOOT OFFICE COMPLEX on a portion of 8.8 acres on the northwest corner of Cheyenne Avenue and Conquistador Street (APN: 138-07-411-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
- B-38. Z-0024-99(33) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY ON BEHALF OF PACIFIC PROPERTIES - Request for a Site Development Plan Review FOR A PROPOSED 371-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 21.24 acres located north of Alexander Road and west of the Future Beltway (APN: 137-01-401-003, 004, 011, and 012), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
- B-39. VAC-0023-01 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY - Petition to vacate a public sewer easement generally located adjacent to the west side of the Las Vegas Beltway, six hundred ninety feet north of Alexander Road, Ward 4 (Brown).
- B-40. VAC-0024-01 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY - Petition to vacate a portion of Hickam Street generally located west of the Las Vegas Beltway, Ward 4 (Brown).
- B-41. Z-0023-01(1) - GRAND TETON & EL CAPITAN, LIMITED LIABILITY COMPANY ON BEHALF OF D.R. HORTON, INC. - Request for a Site Development Plan Review FOR A PROPOSED 103-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 17.24 acres on the northwest corner of El Capitan Way and Grand Teton Drive (portion of APN: 125-08-401-003), R-E (Residence Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 6 (Mack).
- B-42. MSH-0003-01 - CITY OF LAS VEGAS - Request to Amend the Master Plan of Streets and Highways to realign Deer Springs Way between the Conough Street alignment and the realigned Buffalo Drive (also known as Rome Boulevard alignment), Ward 6 (Mack).
- C. NON-PUBLIC HEARING ITEMS:
- C-1. ABEYANCE - SD-0045-01 - JAMES AND BEVERLY ROGERS, ET AL ON BEHALF OF SUNBELT COMMUNICATIONS - Request for a Site Development Plan Review and a Reduction in the Required Perimeter Landscaping Requirements FOR A PROPOSED 22,500 SQUARE FOOT AUTO STORAGE BUILDING on 3.31 acres at 1608 East Gragson Avenue (APN: 139-26-201-018), C-V (Civic) Zone, Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

August 23, 2001

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

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- C-2. Z-0108-94(3) - TRIUMPH PROPERTIES LIMITED LIABILITY COMPANY - Request for a Review of Condition #2 on an approved Rezoning (Z-0108-94) TO ALLOW A FIVE FOOT SETBACK FOR THE PERIMETER BLOCK WALL WHERE TWENTY FEET WAS ORIGINALLY APPROVED at 751 North Tenaya Way (APN: 138-27-311-041), R-PD16 (Residential Planned Development - 16 Units Per Acre), Ward 2 (L.B. McDonald).

D. DIRECTOR'S BUSINESS ITEMS:

- D-1. TA-0024-01 - CITY OF LAS VEGAS - Request to Amend Title 19A.18.020 D 2 to reflect the adoption of Assembly Bill 179 by the Nevada State Legislature.
- D-2. TA-0025-01 - CITY OF LAS VEGAS - Discussion and possible recommendation to amend Title 19A.04.010 to add the land use category TIMESHARE CONDOMINIUM to the allowable land use table as a Special Use Permit in the R-5 (Apartment) Zone and the C-2 (General Commercial) Zone; also to amend Title 19A.04.050 to establish the criteria that must be met for approval of a Special Use Permit; also to amend 19A.10 to establish the parking requirements for a timeshare condominium; and to amend Title 19A.20 to establish a definition of timeshare condominium.
- D-3. TA-0026-01 - CITY OF LAS VEGAS - Discussion and possible recommendation to amend Title 19A to provide a definition for LICENSED.
- D-4. TA-0027-01 - CITY OF LAS VEGAS - Discussion and possible recommendation to Amend Title 19A.18.060(C) to under certain circumstances not require a pre-application conference for a Special Use Permit.
- D-5. TA-0028-01 - CITY OF LAS VEGAS - Discussion and possible recommendation to Amend Title 19A.10.010(K)(9) Wheel Stops/Curbing to amend the requirements contained therein.

E. CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.